

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
12/01/2014	Advance Fee	Advance Fee	97334	\$0.00	\$1,350.00
12/01/2014	Advertising Sale (Newspaper)			\$15.00	\$0.00
12/01/2014	Advertising Sale Bills & Copies			\$17.50	\$0.00
12/01/2014	Crying Sale			\$10.00	\$0.00
12/01/2014	Docketing			\$15.00	\$0.00
12/01/2014	Levy			\$15.00	\$0.00
12/01/2014	Mailing Costs			\$42.00	\$0.00
12/01/2014	Posting Handbill			\$15.00	\$0.00
12/01/2014	Press Enterprise Inc.			\$1,183.38	\$0.00
12/01/2014	Sheriff Automation Fund			\$50.00	\$0.00
12/01/2014	Web Posting			\$100.00	\$0.00
02/05/2015	Service			\$180.00	\$0.00
02/05/2015	Service Mileage			\$24.00	\$0.00
02/05/2015	Copies			\$6.00	\$0.00
02/05/2015	Notary Fee			\$15.00	\$0.00
02/05/2015	Tax Claim Search			\$5.00	\$0.00
02/05/2015	Surcharge			\$130.00	\$0.00
04/23/2015	Advance Fee		101727	\$0.00	\$472.88
				<b>\$1,822.88</b>	<b>\$1,822.88</b>

<b>TOTAL BALANCE:</b>	<b>\$0.00</b>
-----------------------	---------------

McCABE, WEISBERG & CONWAY, P.C.

ATTORNEYS AT LAW

123 S. BROAD STREET SUITE 1400

PHILADELPHIA, PA 19109

(215) 790-1010

WELLS  
FARGO

NO. 101726

3-50/310

PAY: Four hundred seventy-two and eighty-eight/100

DATE 04/17/2015

AMOUNT \$472.88

TO THE Sheriff of Columbia County

ORDER

OF

PA

ESCROW TRUST  
VOID AFTER 90 DAYS

Shield

*Margaret Hairo*

Balance Due Sheriff(116-7679) - Kaiser, Andrew

⑈ 101727⑈ ⑆031000503⑆ 2000012430022⑈

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
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FAX (215) 790-1274

SUITE 2509  
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MELVILLE, NY 11747  
(631) 812-4884  
FAX: (855) 845-2584

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

March 16, 2015

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC vs. Kaiser, Andrew P.  
Columbia; C.C.P; No. 2013-CV-1212  
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

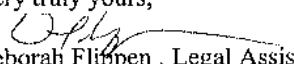
Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **March 18, 2015** Sheriff's Sale. I am requesting at this time that you stay this sale. My client has currently placed a hold on our file and requested that the sale not go forward. No monies have been received.

In addition, please return the Writ to the Prothonotary and forward any refund due my client.

As acknowledgment of this stay, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

  
Deborah Flippen, Legal Assistant

/df

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

*D Flippen@mcc-law.com*

*3-16-15 emailed  
Flippen*

*debt collector.  
action obtained will be used for that purpose.*

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



## Plaintiff

JP MORGAN CHASE BANK

## Defendant

ANDREW P KAISER

vs.

### Attorney for the Plaintiff:

MCCABE, WEISBERG & CONWAY PC  
123 S. BROAD STREET  
SUITE 2080  
PHILADELPHIA, PA 19109

Sheriff's Sale Date: Wednesday, March 18, 2015

Writ of Execution No. : 2013CV1212

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,183.38
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

**Total Sheriff Costs \$1,992.88**

## Distribution Costs

Recording Fees	\$67.00
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**Total Distribution Costs \$67.00**

**Grand Total: \$2,059.88**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

by Computerized Sheriff's Records, Inc.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank VS Andrew Karger

NO. 182-2014 ED NO. 1212-2013 JD

DATE/TIME OF SALE: March 18, 2015 9:00 AM

BID PRICE (INCLUDES COST) \$

POUNDAGE – 2% OF BID \$

TRANSFER TAX – 2% OF FAIR MKT \$

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$

PURCHASER(S):

ADDRESS:

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S):

TOTAL DUE: \$

LESS DEPOSIT: \$

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
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SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 496-3361  
FAX (301) 490-1568  
Also serving the District of Columbia

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449-9350  
FAX: (855) 845-2585

SUITE 2806  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

February 10, 2015

Timothy T. Chamberlain  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC vs. Kaiser, Andrew P.  
Columbia County; C.C.P; No. 2013-CV-1212  
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sheriff:

As you know, the above-captioned matter is currently scheduled for the **February 11, 2015** Sheriff's Sale. I am requesting at this time that you postpone this matter to the **March 18, 2015** Sheriff's Sale.

Along with this postponement letter, I am attaching a copy of the required Notice of the Date of Continued Sheriff's Sale for your records.

As acknowledgment of this postponement, I would appreciate your signing or time-stamping a copy of this letter and faxing the same to my attention. Thank you for your cooperation.

Very truly yours,

Deborah Flippen , Legal Assistant

/df

SENT VIA FACSIMILE TRANSMITTAL--NUMBER 570-389-5625  
SHERIFF'S OFFICE-RECEIVED BY:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

Bayview Loan Servicing, LLC  
Plaintiff

v.

Kaiser, Andrew P.  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY  
No. 2013-CV-1212

**Notice of the Date of Continued Sheriff's Sale**

The Sheriff's Sale scheduled for **February 11, 2015** at 09:00 A.M. in the above-captioned matter has been continued until **March 18, 2015** at 09:00 A.M.

**Certificate of Filing**

On this date, a Notice of the Date of Continued Sheriff's Sale in the above-captioned matter was sent for filing with the Prothonotary of COLUMBIA County.

**Certification of Service**

On this date, a Notice of the Date of Continued Sheriff's Sale was served by first-class mail, postage prepaid upon the following:

Kaiser, Andrew P.  
338 Kachinka Hollow Road  
Berwick, Pennsylvania, 18603-520

Date: 2/18/2015

**McCABE, WEISBERG & CONWAY, P.C.**

BY: *Not Given*

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input checked="" type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	

Attorneys for Plaintiff

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

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1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4081  
FAX: (855) 845-2584

February 9, 2014

Office of the Prothonotary  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: Bayview Loan Servicing, LLC  
vs.  
Kaiser, Andrew P.  
Columbia County, No. 2013-CV-1212  
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sir or Madam:

Enclosed please find the following documentation relative to the above-captioned matter:

1. Original and 1 copy of Amended Praecipe for Writ of Execution;
2. The original and 1 copy of the legal description;
3. Two checks, in the amount of \$25.00, of which represent payment of the filing fee for the Writ of Execution;

Please file the pertinent documentation of record with the Court, return a time-stamped copy of the same to my attention in the enclosed stamped, self-addressed envelope, and forward all appropriate documentation to the Sheriff's Office so that this property may be listed for Sheriff's Sale.

Thank you for your cooperation in this matter.

Very truly yours,

Hillary Whitmore Legal Assistant  
McCabe, Weisberg and Conway, P.C.

HWE

Enclosures

FILED  
PROTHONOTARY  
2015 FEB 10 AM 11 45  
CLERK OF COUNTY OFFICE  
COUNTY OF COLEMAN, PA



AMENDED WRIT OF EXECUTION (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 and Rule 3257

Bayview Loan Servicing, LLC

Plaintiff

v.

Kaiser, Andrew P.

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2015 Term 16 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.

WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 338 Kachinka Hollow Road, Berwick, Pennsylvania  
186030000

Amount Due \$71,793.85

Interest from 11/26/13 to \$ \_\_\_\_\_  
DATE OF SALE 2/11/2015  
plus \$11.80 per diem thereafter

(Costs to be added)

Total \$ \_\_\_\_\_

Dated: 02-10-15  
(SEAL)

Barbara N. Silvestro  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

Bayview Loan Servicing, LLC

v.

Kaiser, Andrew P.

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

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**Costs**

Pro. Pd.

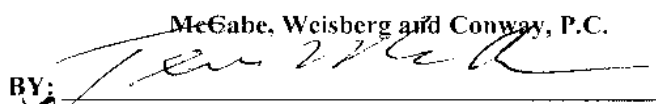
Judg. Fee

Cr.

Sat.

**McGabe, Weisberg and Conway, P.C.**

**BY:**

  
[X] Terrence J. McCabe, Esq.

[ ] Marc S. Weisberg, Esq.

[ ] Edward D. Conway, Esq.

[ ] Margaret Gairo, Esq.

[ ] Andrew L. Markowitz, Esq.

[ ] Heidi R. Spivak, Esq.

[ ] Christine L. Graham, Esq.

[ ] Brian T. LaManna, Esq.

[ ] Joseph F. Riga, Esq.

[ ] Joseph I. Foley, Esq.

[ ] Celine P. DerKrikorian, Esq.

**Attorneys for Plaintiff**

## LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record.

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said parties of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 26, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200711009., granted and conveyed to Kaiser, Andrew P.

REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KAISER, ANDREW P.

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

## AMENDED WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

P.R.C.P. 3180 TO 3183 and Rule 3257

Bayview Loan Servicing, LLC

Plaintiff

v.

Kaiser, Andrew P.

Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 338 Kachinka Hollow Road, Berwick, Pennsylvania  
186030000

Amount Due

\$71,793.85

Interest from 11/26/13 to  
DATE OF SALE 2/11/2015

\$ \_\_\_\_\_

plus \$11.80 per diem thereafter

(Costs to be added)

Total

\$ \_\_\_\_\_

Dated: \_\_\_\_\_  
(SEAL)\_\_\_\_\_  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

Bayview Loan Servicing, LLC

v.

Kaiser, Andrew P.

---

**WRIT OF EXECUTION**  
(Mortgage Foreclosure)

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McGabe, Weisberg and Conway, P.C.**BY: 

☒ Terrence J. McCabe, Esq.  
| Mare S. Weisberg, Esq.  
| Edward D. Conway, Esq.  
| Margaret Galro, Esq.  
| Andrew L. Markowitz, Esq.  
| Heidi R. Spivak, Esq.  
| Christine L. Graham, Esq.  
| Brian T. LaManna, Esq.  
| Joseph F. Riga, Esq.  
| Joseph I. Foley, Esq.  
| Celine P. DerKrikorian, Esq.

**Attorneys for Plaintiff**

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record.

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said parties of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

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REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KAISER, ANDREW P.

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record.

Together with all and singular the tenements, hereditaments and appurtenances, therunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said parties of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

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REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:  
KAISER, ANDREW P.

McCabe, Wesiberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

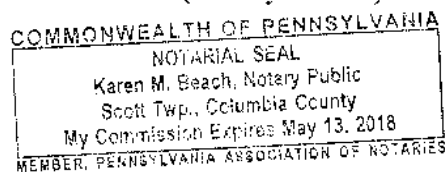
Paula J. Ream being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 21, 28 and February 4, 2015 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 6<sup>th</sup> day of February 2015

Karen M. Beach

(Notary Public)



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....



# SHERIFF'S SALE COST SHEET

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ VS. Kaiser  
 NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>439.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1153.38</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1408.38</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2059.88

COUNTY OF COLUMBIA  
TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 01/29/2015

Fee: \$5.00

Cert. NO: 19585

KAISER ANDREW P  
338 KACHINKA HOLLOW ROAD  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 20071 -1009  
Location: 338 KACHINKA HOLLOW R  
Parcel Id:07 -10 -015-00,000

Assessment: 20,978  
Balances as of 01/29/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff Per: dm.

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914) 636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449 9350  
FAX: (855) 845-2585

SUITE 2506  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

January 8, 2015

Prothonotary's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: BAYVIEW LOAN SERVICING LLC vs. Kaiser, Andrew P.  
Columbia County, No. 2013-CV-1212  
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sir or Madam:

Kindly file the enclosed Affidavit of Service of Amended Affidavit Pursuant to Rule 3129.1 regarding the above matter. Please file the original of record and return the time-stamped copies to me in the stamped self-addressed envelope provided. The property is currently scheduled for Sheriff Sale on February 11, 2015.

Please advise promptly if there are any problems in this regard. Thank you for your assistance in this matter.

Sincerely,

Shondera Drayton, Legal assistant  
McCabe, Weisberg and Conway, P.C.

/SD

cc: Office of the Sheriff/Real Estate Division

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

BAYVIEW LOAN SERVICING LLC  
Plaintiff

v.

Kaiser, Andrew P.  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2013-CV-1212

**AFFIDAVIT OF SERVICE**

The undersigned attorney for the Plaintiff in the within matter, hereby certifies that on the 8th day of January, 2015, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in Amended Affidavit Pursuant to 3129.1 which is attached hereto.

A copy of the Notice of Sheriff's Sale and certificate of mailing is also attached hereto and made a part hereof.

SWORN AND SUBSCRIBED

DATE: 1/12/15

BEFORE ME THIS 12 DAY

**McCABE, WEISBERG & CONWAY, P.C.**

OF January, 2015

BY: Marc Weisberg

[Signature]  
NOTARY PUBLIC

<input type="checkbox"/> Terrence J. McCabe, Esquire	<input checked="" type="checkbox"/> Marc S. Weisberg, Esquire
<input type="checkbox"/> Edward D. Conway, Esquire	<input type="checkbox"/> Margaret Gairo, Esquire
<input type="checkbox"/> Andrew L. Markowitz, Esquire	<input type="checkbox"/> Heidi R. Spivak, Esquire
<input type="checkbox"/> Marisa J. Cohen, Esquire	<input type="checkbox"/> Christine L. Graham, Esquire
<input type="checkbox"/> Brian T. LaManna, Esquire	<input type="checkbox"/> Ann E. Swartz, Esquire
<input type="checkbox"/> Joseph F. Riga, Esquire	<input type="checkbox"/> Joseph I. Foley, Esquire
<input type="checkbox"/> Celine P. DerKrikorian, Esquire	<input type="checkbox"/> Lena Kravets, Esquire
<input type="checkbox"/> Carol A. DiPrinzio, Esquire	

Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SHONDERA DRAYTON, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires January 31, 2018

**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
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123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

BAYVIEW LOAN SERVICING LLC

Plaintiff

v.

Kaiser, Andrew P.

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013-CV-1212

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

**I. Name and address of Owner or Reputed Owner**

Name	Address
Andrew P. Kaiser	14 Cloverleaf Lane Berwick, Pennsylvania 18603

**2. Name and address of Defendant in the judgment:**

Name	Address
Kaiser, Andrew P.	338 Kachinka Hollow Road Berwick, Pennsylvania 18603-520

**3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:**

Name	Address
Plaintiff herein	

- |  |                           |   |
|--|---------------------------|---|
|  | JP Morgan Chase Bank N.A. | 3514 Vision Drive<br>Columbus, Ohio 43219 |
|--|---------------------------|---|
4. Name and address of the last recorded holder of every mortgage of record:
- |                            |   |
|----------------------------|---|
| Name                       | Address   |
| Plaintiff herein           |   |
| Washington Mutual Bank FA  | 2273 N. Green Valley Parkway, Suite 14<br>Henderson, Nevada 89014 |
| Bayview Loan Servicing LLC | 4425 Ponce De Leon Boulevard<br>Coral Gables, Florida 33146       |
5. Name and address of every other person who has any record lien on the property:
- |                     |   |
|---------------------|---|
| Name                | Address                                       |
| Briar Creek Borough | 6029 Park Road<br>Berwick, Pennsylvania 18603 |
6. Name and address of every other person who has any record interest in the property which may be affected by the sale:
- |      |         |
|------|---------|
| Name | Address |
| None |         |
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
- |  |   |
|--|---|
| Name   | Address   |
| Tenants/Occupants  | 338 Kachinka Hollow Road<br>Berwick, Pennsylvania 186030000   |
| Commonwealth of Pennsylvania   | Department of Public Welfare<br>Bureau of Child Support Enforcement<br>P.O. Box 2675<br>Harrisburg, PA 17105<br>ATTN: Dan Richard |
| Commonwealth of Pennsylvania<br>Inheritance Tax Office                               | 110 North 8 <sup>th</sup> Street<br>Suite #204<br>Philadelphia, PA 19107  |
| Commonwealth of Pennsylvania<br>Bureau of Individual Tax<br>Inheritance Tax Division | 6th Floor, Strawberry Square<br>Department #280601<br>Harrisburg, PA 17128  |
| Department of Public Welfare<br>TPL Casualty Unit Estate<br>Recovery Program         | Willow Oak Building<br>P.O. Box 8486<br>Harrisburg, PA 17105-8486   |
| PA Department of Revenue   | Bureau of Compliance<br>P.O. Box 281230<br>Harrisburg, PA 17128-1230  |
| PA Department of Revenue<br>Bureau of Compliance<br>Lien Section                     | PO BOX 280948<br>Harrisburg PA 17128-0948   |

Commonwealth of Pennsylvania  
Department of Revenue Bureau of  
Compliance

Clearance Support Department 281230  
Harrisburg, PA 17128-1230  
ATTN: Sheriff's Sales

United States of America

Internal Revenue Service  
Technical Support Group  
William Green Federal Building  
Room 3259  
600 Arch Street  
Philadelphia, PA 19106

Domestic Relations of Columbia  
County

11 West Main Street  
Bloomsburg, PA 17815

Tax Claim Bureau

Columbia County Courthouse  
35 West Main Street  
Basement Level  
Bloomsburg, PA 17815

Commonwealth of PA  
Department of Revenue

Bureau of Compliance  
Department 280946  
Harrisburg, PA 17128-0946  
Attn: Sheriff's Sales

United States of America

c/o United States Attorney for the  
Middle District of PA  
William J. Nealon Federal Bldg.  
235 North Washington Avenue, Ste. 311  
Scranton, PA 18503  
and  
Harrisburg Federal Building & Courthouse  
228 Walnut Street, Ste. 220  
Harrisburg, PA 17108-1754

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 5111  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

United States of America c/o  
Atty General of the United States

U.S. Dept of Justice, Room 4400  
950 Pennsylvania Avenue NW  
Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

11/12/15  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input checked="" type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	

Attorneys for Plaintiff

Re: BAYVIEW LOAN SERVICING LLC v. Kaiser, Andrew P. et al.  
Columbia County; Number: 2013-CV-1212



**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
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LENA KRAVETS, ESQUIRE - ID # 316421  
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123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

BAYVIEW LOAN SERVICING LLC  
Plaintiff

v.

Kaiser, Andrew P.  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-1212

DATE: January 8, 2015

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

OWNERS: Kaiser, Andrew P.

PROPERTY: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

IMPROVEMENTS: Residential Dwelling


JUDGMENT AMOUNT: \$71,793.85

The above-captioned property is scheduled to be sold pursuant to the judgment of the court caption above at the Sheriff's Sale on **February 11, 2015 at 9 a.m.** in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as **WE ARE NOT PERMITTED TO GIVE YOU LEGAL ADVICE.**

Affix Stamp Here  
(if issued as a  
certificate of mailing,  
or for additional  
copies of this bill)



U.S. POSTAGE & PAYMENT CENTER  
 002 ZIP 10105 \$024.00  
 002 IN 0021377494 JAN 08 2015

[illegible]

[illegible]

18		United States of America c/o United States Attorney for the Middle District of PA Harrisburg Federal Building & Courthouse 228 Walnut Street, Ste. 220 Harrisburg, PA 17108-1754															
19		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
20		United States of America c/o Atty General of the United States U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of irreparable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See <i>Domestic Mail Manual</i> R900, §913, and §971 for limitations of coverage on insured and COD mail. See <i>International Mail Manual</i> for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>												

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

**Sheriff's Copy of Affidavit(s)**

Attention Sheriff of the County of Columbia

From: Sandy Pryz

Date: 1 / 5 / 2014

Re: Copy of Affidavit(s)

---

Dear Sir or Madam:

Please find attached copy of affidavits of service for your court records.

Should you have any questions feel free to contact me at: 516 284 5844 or  
Spryz@aoss.us

Thank you in advance for your cooperation.

---

Truly yours,

Sandy Pryz

Commonwealth of Pennsylvania  
In the Court of Common Pleas of Columbia County

CASE NO.: 2013-CV-1212

AFFIDAVIT OF SERVICE

JP Morgan Chase Bank, National  
Association

vs.

Andrew P. Kaiser



287489

Commonwealth of Pennsylvania  
County of Dauphin ss.

I, **Todd Kepner**, a competent adult, being duly sworn according to law, depose and say that at **6:36 PM** on **12/22/2014**, I served **Andrew P. Kaiser** at **338 Kachinka Hollow Road, Berwick, PA 18603** in the manner described below:

- ☒ **Defendant(s) personally served.**
- ☐ Adult family member with whom said Defendant(s) reside(s).  
Relationship is \_\_\_\_\_
- ☐ Adult in charge of Defendant(s) residence who refused to give name and/or relationship.
- ☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- ☐ Agent or person in charge of Defendant's office or usual place of business.
- ☐ \_\_\_\_\_ an officer of said Defendant's company.
- ☐ Other:

a true and correct copy of **Notice of Sheriff's Sale of Real Property** issued in the above captioned matter.

Description:

**Sex: Male – Age: 47 – Skin: White – Hair: Gray – Height: 5' 10" – Weight: 210**

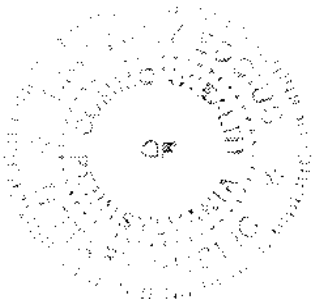
Sworn to and subscribed before me on this  
29th day of December, 2014.

NOTARY PUBLIC

X   
Todd Kepner  
AOSS  
1 Huntington Quadrangle, Suite 2S04  
Melville, NY 11747  
(516) 284-5850

Atty File#: **287489** – Our File# **36350**

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Brittany Edcius, Notary Public  
Lower Paxton Township, Dauphin County  
My commission expires April 11, 2018



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SHERIFF'S RETURN OF SERVICE

12/03/2014 11:54 AM - DEPUTY MICHAEL BEYER, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE STACEY KURTZ GIRLFRIEND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR ANDREW P KAISER AT 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

*Michael Beyer*  
MICHAEL BEYER, DEPUTY

SO ANSWERS,

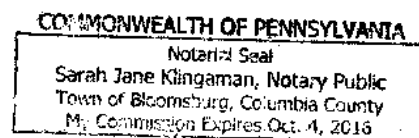
*Timothy T. Chamberlain*  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 02, 2015

NOTARY

Affirmed and subscribed to before me this

2ND day of JANUARY, 2015



*Sarah Jane Klingaman*

Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106

(cc) Columbia County Sheriff's Office

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SHERIFF'S RETURN OF SERVICE

01/05/2015 02:20 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 05, 2015

### NOTARY

Affirmed and subscribed to before me this

5TH day of JANUARY, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MCCABE, WEISBERG & CONWAY PC, 123 S. BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19106



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Zone:

Expires:

Warrant:

### Serve To:

Name: (POSTING)

Primary Address: 338 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603 NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

182

Warrant:

Expires:

### Serve To:

Name: ANDREW P KAISER

Primary Address: 338 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 14 CLOVERLEAF LANE  
BERWICK, PA 18603

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

STacey Kuntz

Relation:

Girlfriend

Date:

12/3/14

Time:

11:54

Deputy:

4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

KAISER, ANDREW P

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

NO EXPIRATION

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000042298

US SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
900 MARKET STREET 5TH FLOOR  
ROBERT N.C. NIX FEDERAL BUILDING  
PHILADELPHIA PA 19107

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**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORJAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

JP Morgan Chase Bank, National Association

v.

Andrew P. Kaiser

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-1212

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Andrew P. Kaiser  
14 Cloverleaf Lane  
Berwick, Pennsylvania 18603

Your house (real estate) at **338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000** is scheduled to be sold at Sheriff's Sale on Feb. 11<sup>th</sup> 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$71,793.85 obtained by JP Morgan Chase Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to JP Morgan Chase Bank, National Association the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

Columbia County  
Columbia County Sheriff  
35 West Main Street  
PO Box 380  
Bloomsburg PA 17815



71901140006000042311

WASHINGTON MUTAL BANK FA  
2273 N. GREEN VALLEY PARKWAY SUITE 14

HENDERSON NV 89014

---

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 182

Warrant:

### Serve To:

Name: BRIAR CREEK BOROUGH

Primary Address: 6029 PARK ROAD  
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Amy Ebons

Relation: Client

Date: 12/3/14

Time: 2:30

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BRIAR CREEK BOROUGH

2013CV1212

6029 PARK ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone: 182

Warrant:

Expires:

### Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road  
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

ROTHERY, JOAN M.

2013CV1212

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 182

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: OCCUPANT

Primary Address: 338 KACHINKA HOLLOW ROAD  
BERWICK, PA 18603

Phone: \_\_\_\_\_ DOB: \_\_\_\_\_

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: STACEY KURTZ

Relation: Court Friend

Date: 12/3/14

Time: 11:54

Deputy: 4

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2013CV1212

338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603 NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 182

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 106 MARKET STREET  
BERWICK, PA 18603

Phone:

DOB:

Alternate Address: 1108 FREAS AVENUE  
BERWICK, PA 18603

Phone:

*Signed  
HRC*

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

*Glacia BoBersky*

Relation:

*Clerk*

Date:

*12/3/14*

Time:

*11:35*

Deputy:

*4*

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:


### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

BERWICK AREA JOINT SE

2013CV1212

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 182

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Carol Frealey

Relation: clerk

Date: 12-3-14

Time: 10:16

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2013CV1212

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

JP MORGAN CHASE BANK  
vs.  
ANDREW P KAISER

Case Number  
2013CV1212

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 182

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380  
Bloomsburg, PA 17815

Phone: 570-389-5649 DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Sherry Evans

Relation: Clerk

Date: 12-3-14

Time: 16:15

Deputy: 3

Mileage:

### Attorney / Originator:

Name: MCCABE, WEISBERG & CONWAY PC

Phone: 215-790-1010

### Service Attempts:

Date:

Time:

Mileage:

Deputy:

### Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV1212

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 12/03/14

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380  
BLOOMSBURG, PA 17815**

Ad ID: **1017492**  
Description: **Andrew Kaiser sale**  
Run Dates: **01/21/15 to 02/04/15**  
Class: **2**  
Agate Lines: **216**  
Blind Box:

**Total Ad Cost \$1,183.38**  
**Amount Paid \$0.00**

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/21/15	02/04/15	3	\$1,183.38

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1212

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 11, 2015  
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 0710 015 BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1998, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record. Together with all and singular the tenements, hereditaments and appurtenances, thereto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said parties of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX ID. #: 07-10-015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 26, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No. 200711009, granted and conveyed to Kaiser, Andrew P.

**PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603**

UPI / TAX PARCEL NUMBER: 07-10-015-00-000

Seized and taken into execution to be sold as the property of ANDREW P. KAISER in suit of JP MORGAN CHASE BANK.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidders' risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff:  
MCCABE WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2013CV1212

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, FEBRUARY 11, 2015**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, AND BEING DESCRIBED AS FOLLOWS: 0710 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject: to all conditions, covenants and restrictions of record.

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, property, claim and demand whatsoever as well in law as in equity, of the said parties of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH ANDREW P. KAISER AND PAULA M. KAISER, HIS WIFE, by deed dated January 17, 2007 and recorded October 26, 2007 in the office of the Recorder in and for Columbia County in Deed Book Instrument No.: 200711009, granted and conveyed to Kaiser, Andrew P.

PROPERTY ADDRESS: 338 KACHINKA HOLLOW ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-10-015-00,000

Seized and taken into execution to be sold as the property of ANDREW P KAISER in suit of JP MORGAN CHASE BANK.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY PC  
PHILADELPHIA, PA 215-790-1010

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 TO 3183 and Rule 3257**

JP Morgan Chase Bank, National Association

Plaintiff

v.

Andrew P. Kaiser

Defendant

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

No. 2014 Term 182 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 338 Kachinka Hollow Road, Berwick, Pennsylvania  
186030000

Amount Due \$ 71,793.85

Interest from 11/26/13 to DATE OF SALE \$

plus \$11.80 per diem thereafter

(Costs to be added)

Total \$

Dated: 11-26-14  
(SEAL)

Barbara N. Schutte  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

**Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016**

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.  
No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

JP Morgan Chase Bank, National Association

v.

Andrew P. Kaiser

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input checked="" type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	

Attorneys for Plaintiff

## LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA , AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108,

Under and Subject to all conditions, covenants and restrictions of record.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW P. KAISER

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



# REAL ESTATE OUTLINE

ED # 183 EC 12014

DATE RECEIVED Dec 1<sup>st</sup> 2014  
DOCKET AND INDEX 2012 Q 4 1212

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>97334</u>

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE FEB. 11 2015 TIME 9:00 AM  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DIPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

JP Morgan Chase Bank, National Association

v.

Andrew P. Kaiser

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-1212

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Andrew P. Kaiser  
14 Cloverleaf Lane  
Berwick, Pennsylvania 18603

Your house (real estate) at **338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000** is scheduled to be sold at Sheriff's Sale on Feb. 11<sup>th</sup> 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$71,793.85 obtained by JP Morgan Chase Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to JP Morgan Chase Bank, National Association the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**McCABE, WEISBERG & CONWAY, P.C.****Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

JP Morgan Chase Bank, National Association

Plaintiff

v.

Andrew P. Kaiser

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013-CV-1212

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The undersigned, attorney for Plaintiff in the above action, sets forth the following information concerning the real property located at: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000, as of the date the Praecipe for the Writ of Execution was filed. A copy of the description of said property being attached hereto.

1. Name and address of Owner or Reputed Owner

Name	Address
Andrew P. Kaiser	14 Cloverleaf Lane Berwick, Pennsylvania 18603

2. Name and address of Defendant in the judgment:

Name	Address
Andrew P. Kaiser	338 Kachinka Hollow Road Berwick, Pennsylvania 18603-520

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address
------	---------

Plaintiff herein

JP Morgan Chase Bank N.A.

3514 Vision Drive  
Columbus, Ohio 43219

4. Name and address of the last recorded holder of every mortgage of record:

Name

Address

Plaintiff herein

Washington Mutual Bank FA

2273 N. Green Valley Parkway, Suite 14  
Henderson, Nevada 89014

Bayview Loan Servicing LLC

4425 Ponce De Leon Boulevard  
Coral Gables, Florida 33146

5. Name and address of every other person who has any record lien on the property:

Name

Address

Briar Creek Borough

6029 Park Road  
Berwick, Pennsylvania 18603

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name

Address

None

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address

Tenants/Occupants

338 Kachinka Hollow Road  
Berwick, Pennsylvania 186030000

Commonwealth of Pennsylvania

Department of Public Welfare  
Bureau of Child Support Enforcement  
P.O. Box 2675  
Harrisburg, PA 17105  
ATTN: Dan Richard

Commonwealth of Pennsylvania  
Inheritance Tax Office

110 North 8<sup>th</sup> Street  
Suite #204  
Philadelphia, PA 19107

Commonwealth of Pennsylvania  
Bureau of Individual Tax  
Inheritance Tax Division

6th Floor, Strawberry Square  
Department #280601  
Harrisburg, PA 17128

Department of Public Welfare  
TPL Casualty Unit Estate  
Recovery Program

Willow Oak Building  
P.O. Box 8486  
Harrisburg, PA 17105-8486

PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
Domestic Relations of Columbia County	11 West Main Street Bloomsburg, PA 17815
Tax Claim Bureau	Columbia County Courthouse 35 West Main Street Basement Level Bloomsburg, PA 17815
Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

8. Name and address of Attorney of record:

Name

Address

None

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

11-20-14  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY: Christine L. Graham

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
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<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	

Attorneys for Plaintiff

JP Morgan Chase Bank, National Association v. Andrew P. Kaiser  
Columbia County; Number: 2013-CV-1212

# LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA , AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW P. KAISER

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

## LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA , AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

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123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



**WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 TO 3183 and Rule 3257**

JP Morgan Chase Bank, National Association

Plaintiff

v.

Andrew P. Kaiser

Defendant

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA**

No. 2014 Term 182 E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.

**WRIT OF EXECUTION  
MORTGAGE FORECLOSURE**

**Commonwealth of Pennsylvania:**

**County of Columbia**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

To satisfy the judgement, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

Being Known As: 338 Kachinka Hollow Road, Berwick, Pennsylvania  
186030000

Amount Due \$ 71,793.85

Interest from 11/26/13 to DATE OF SALE \$

plus \$11.80 per diem thereafter

(Costs to be added)

Total \$

Dated: 11-26-14  
(SEAL)

Barbara N. Schmitt  
Prothonotary, Common Pleas Court of  
Columbia County Penna.

By: \_\_\_\_\_ Deputy

**Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday in 2016**

No. \_\_\_\_\_ Term \_\_\_\_\_ E.D.

No. \_\_\_\_\_ Term \_\_\_\_\_ A.D.

No. 2013-CV-1212 Term \_\_\_\_\_ J.D.

**IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY PENNSYLVANIA**

JP Morgan Chase Bank, National Association

v.

Andrew P. Kaiser

---

**WRIT OF EXECUTION  
(Mortgage Foreclosure)**

---

**Costs**

Pro. Pd.

Judg. Fee

Cr.

Sat.

**McCABE, WEISBERG & CONWAY, P.C.**

BY: 

☐ Terrence J. McCabe, Esq.

☐ Edward D. Conway, Esq.

☐ Andrew L. Markowitz, Esq.

☐ Marisa J. Cohen, Esq.

☐ Brian T. LaManna, Esq.

☐ Joseph F. Riga, Esq.

☐ Celine P. DerKrikorian, Esq.

☐ Carol A. DiPrinzio, Esq.

Attorneys for Plaintiff

☒ Marc S. Weisberg, Esq.

☐ Margaret Gairo, Esq.

☐ Heidi R. Spivak, Esq.

☒ Christine L. Graham, Esq.

☐ Ann E. Swartz, Esq.

☐ Joseph I. Foley, Esq.

☐ Lena Kravets, Esq.

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SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW P. KAISER

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
JENNIFER L. WUNDER, ESQUIRE - ID # 315954  
LENA KRAVETS, ESQUIRE - ID # 316421

Attorneys for Plaintiff

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

JPMorgan Chase Bank, National Association  
Plaintiff

v.

Andrew P. Kaiser  
Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

Number 2013-CV-1212

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF PHILADELPHIA:

The undersigned, being duly sworn according to law, deposes and says that the Defendant, Andrew P. Kaiser, is not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*; and that the Defendant, Andrew P. Kaiser, is over eighteen (18) years of age, and resides as follows:

Andrew P. Kaiser,  
14 Cloverleaf Lane  
Berwick, PA 18603

SWORN AND SUBSCRIBED

BEFORE ME THIS 24 DAY

OF November, 2013

NOTARY PUBLIC

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: 

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input checked="" type="checkbox"/> Christine L. Graham, Esq.
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<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Jennifer L. Wunder, Esquire
<input type="checkbox"/> Lena Kravets, Esquire	

Attorneys for Plaintiff

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
ANDREW SWITKAY, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires March 15, 2017



## Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: KAISERFirst Name: ANDREW

Middle Name:

Active Duty Status As Of: Nov-24-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individual's active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director  
Department of Defense - Manpower Data Center  
4800 Mark Center Drive, Suite 04E25  
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

## More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

## Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

**WARNING:** This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 6FF7T17DZ079YA0

**McCABE, WEISBERG & CONWAY, P.C.****Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
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JP Morgan Chase Bank, National Association

Plaintiff

v.

Andrew P. Kaiser

Defendant

COLUMBIA COUNTY  
COURT OF COMMON PLEAS

NO: 2013-CV-1212

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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1. Name and address of Owner or Reputed Owner

Name	Address
Andrew P. Kaiser	14 Cloverleaf Lane Berwick, Pennsylvania 18603

2. Name and address of Defendant in the judgment:

Name	Address
Andrew P. Kaiser	338 Kachinka Hollow Road Berwick, Pennsylvania 18603-520

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address
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Plaintiff herein

JP Morgan Chase Bank N.A.	3514 Vision Drive Columbus, Ohio 43219
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4. Name and address of the last recorded holder of every mortgage of record:

Name	Address
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Plaintiff herein

Washington Mutual Bank FA	2273 N. Green Valley Parkway, Suite 14 Henderson, Nevada 89014
---------------------------	---

Bayview Loan Servicing LLC	4425 Ponce De Leon Boulevard Coral Gables, Florida 33146
----------------------------	---

5. Name and address of every other person who has any record lien on the property:

Name	Address
------	---------

Briar Creek Borough	6029 Park Road Berwick, Pennsylvania 18603
---------------------	---

6. Name and address of every other person who has any record interest in the property which may be affected by the sale:

Name	Address
------	---------

None

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name	Address
------	---------

Tenants/Occupants	338 Kachinka Hollow Road Berwick, Pennsylvania 186030000
-------------------	---

Commonwealth of Pennsylvania	Department of Public Welfare Bureau of Child Support Enforcement P.O. Box 2675 Harrisburg, PA 17105 ATTN: Dan Richard
------------------------------	---

Commonwealth of Pennsylvania Inheritance Tax Office	110 North 8 <sup>th</sup> Street Suite #204 Philadelphia, PA 19107
--	--

Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
--	--

Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
--	---



PA Department of Revenue	Bureau of Compliance P.O. Box 281230 Harrisburg, PA 17128-1230
PA Department of Revenue Bureau of Compliance Lien Section	PO BOX 280948 Harrisburg PA 17128-0948
Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance	Clearance Support Department 281230 Harrisburg, PA 17128-1230 ATTN: Sheriff's Sales
United States of America	Internal Revenue Service Technical Support Group William Green Federal Building Room 3259 600 Arch Street Philadelphia, PA 19106
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Commonwealth of PA Department of Revenue	Bureau of Compliance Department 280946 Harrisburg, PA 17128-0946 Attn: Sheriff's Sales
United States of America	c/o United States Attorney for the Middle District of PA William J. Nealon Federal Bldg. 235 North Washington Avenue, Ste. 311 Scranton, PA 18503
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 5111 950 Pennsylvania Avenue NW Washington, DC 20530-0001
United States of America c/o Atty General of the United States	U.S. Dept of Justice, Room 4400 950 Pennsylvania Avenue NW Washington, DC 20530-0001

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Name

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11-20-14  
DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
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Attorneys for Plaintiff

JP Morgan Chase Bank, National Association v. Andrew P. Kaiser  
Columbia County; Number: 2013-CV-1212

## LEGAL DESCRIPTION

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Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW P. KAISER

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY**  
**AND YOU HAVE OTHER RIGHTS**  
**EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760

**ASSOCIATION DE LICENCIADOS**  
Columbia County Lawyer Referral Service  
North Penn Legal Services  
168 East 5th Street  
Bloomsburg, Pennsylvania 17815  
570-784-8760

## LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF BRIAR CREEK, IN THE COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA , AND BEING DESCRIBED AS FOLLOWS: 07 10 015. BEING MORE FULLY DESCRIBED IN A DEED DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 08, 1996, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 615 AND PAGE 1108.

Under and Subject to all conditions, covenants and restrictions of record.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,793.85

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123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**McCABE, WEISBERG & CONWAY, P.C.**

**Attorneys for Plaintiff**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
MARC S. WEISBERG, ESQUIRE - ID # 17616  
EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009  
HEIDI R. SPIVAK, ESQUIRE - ID # 74770  
MARISA J. COHEN, ESQUIRE - ID # 87830  
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
ANN E. SWARTZ, ESQUIRE - ID # 201926  
JOSEPH F. RIGA, ESQUIRE - ID # 57716  
JOSEPH I. FOLEY, ESQUIRE - ID # 314675  
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**CIVIL ACTION LAW**

JP Morgan Chase Bank, National Association

v.

Andrew P. Kaiser

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-1212

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Andrew P. Kaiser  
14 Cloverleaf Lane  
Berwick, Pennsylvania 18603

Your house (real estate) at **338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000** is scheduled to be sold at Sheriff's Sale on Feb. 11<sup>th</sup> 2015 at 9:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, Main Street, Bloomsburg, Pennsylvania 17815 to enforce the court judgment of \$71,793.85 obtained by JP Morgan Chase Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to JP Morgan Chase Bank, National Association the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY**  
**AND YOU HAVE OTHER RIGHTS**  
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# LEGAL DESCRIPTION

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Under and Subject to all conditions, covenants and restrictions of record.

BEING KNOWN AS: 338 KACHINKA HOLLOW ROAD, BERWICK, PENNSYLVANIA 186030000

TAX I.D. #: 07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

BEING THE SAME PREMISES WHICH

Andrew P. Kaiser and Paula M. Kaiser, His Wife, by deed dated January 17, 2007 and recorded October 26, 2007 in Deed Book Instrument No.: 200711009, granted and conveyed unto Andrew P. Kaiser.

REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANDREW P. KAISER

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123 South Broad Street, Suite 1400  
Philadelphia, PA 19109



**McCABE, WEISBERG & CONWAY, P.C.**

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496  
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EDWARD D. CONWAY, ESQUIRE - ID # 34687  
MARGARET GAIRO, ESQUIRE - ID # 34419  
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CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480  
BRIAN T. LAMANNA, ESQUIRE - ID # 310321  
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CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673  
LENA KRAVETS, ESQUIRE - ID # 316421  
CAROL A. DiPRINZIO, ESQUIRE - ID # 316094

123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

JP Morgan Chase Bank, National Association  
Plaintiff

v.

Andrew P. Kaiser  
Defendant

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

Number 2013-CV-1212

TO: Sheriff of Columbia County  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

SIR OR MADAM:

There will be placed in your hands for service a Writ (Order) of Execution in the above-captioned matter.

**INSTRUCTIONS**

You are hereby directed to post, levy upon, and sell the property described as follows:

**338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000**

(more fully described as attached)

The parties to be served and their proper addresses are as follows:

Andrew P. Kaiser  
338 Kachinka Hollow Road  
Berwick, Pennsylvania 18603-520

**WAIVER OF WATCHMAN**

Any deputy sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the Sheriff to any Plaintiff herein for any loss, destruction, or removal of any such property before sheriff's sale thereof.

DATE

**McCABE, WEISBERG & CONWAY, P.C.**

BY:

<input type="checkbox"/> Terrence J. McCabe, Esq.	<input type="checkbox"/> Marc S. Weisberg, Esq.
<input type="checkbox"/> Edward D. Conway, Esq.	<input type="checkbox"/> Margaret Gairo, Esq.
<input type="checkbox"/> Andrew L. Markowitz, Esq.	<input checked="" type="checkbox"/> Heidi R. Spivak, Esq.
<input type="checkbox"/> Marisa J. Cohen, Esq.	<input checked="" type="checkbox"/> Christine L. Graham, Esq.
<input type="checkbox"/> Brian T. LaManna, Esq.	<input type="checkbox"/> Ann E. Swartz, Esq.
<input type="checkbox"/> Joseph F. Riga, Esq.	<input type="checkbox"/> Joseph I. Foley, Esq.
<input type="checkbox"/> Celine P. DerKrikorian, Esq.	<input type="checkbox"/> Lena Kravets, Esq.
<input type="checkbox"/> Carol A. DiPrinzio, Esq.	

Attorneys for Plaintiff

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 210  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914) 636-8901

SUITE 201  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 130  
DELAWARE CORPORATE CENTER I  
ONE RIGHTER PARKWAY  
WILMINGTON, DE 19803  
(302) 409-3520  
FAX 855-425-1980

SUITE 1400  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 800  
312 MARSHALL AVENUE  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia

SUITE 203  
722 E. MARKET STREET  
LEESBURG, VA 20176  
(571) 449-9350  
FAX: (855) 845-2585

SUITE 2806  
1 HUNTINGTON QUADRANGLE  
MELVILLE, NY 11747  
(631) 812-4084  
FAX: (855) 845-2584

November 24, 2014

Sheriff's Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, Pennsylvania 17815

Re: JP Morgan Chase Bank, National Association vs. Andrew P. Kaiser  
Columbia County, Number 2013-CV-1212  
Premises: 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000

Dear Sir or Madam:

Enclosed please find 3 copy/ies of Notice of Sheriff's Sale of Real Estate Pursuant to P.A.R.C.P. 3129 relative to the above matter. Please note that our office may have more than one address for a particular Defendant at which we would like to make service attempts, and those addresses and directions as such are listed below.

Very truly yours,

Kimberly McDevitt, Legal Assistant  
McCabe, Weisberg and Conway, P.C.

/kmt  
Enclosures

## SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Briar Creek Township, Columbia County, Pennsylvania, and being known as 338 Kachinka Hollow Road, Berwick, Pennsylvania 186030000.

TAX MAP AND PARCEL NUMBER:07-10--015-00-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$71,793.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Andrew P. Kaiser

McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

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123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

## Document Receipt

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Trans #	4233	Carrier / service:	USPS Server	First-Class Mail®	12/1/2014 12:00:00 AM
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Ship to:

WASHINGTON MUTAL BANK FA

2273 N. GREEN VALLEY PARKWAY  
SUITE 14

Tracking #. 71901140006000042311

Doc Ref # 2014ED182

Postage 5.3400

HENDERSON NV 89014

## Document Receipt

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Trans #	4231	Carrier / service:	USPS Server	First-Class Mail®	12/1/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION900 MARKET STREET 5TH FLOOR  
ROBERT N.C NIX FEDERAL BUILDING

Tracking #:	71901140006000042298
Doc Ref #	2014ED182
Postage	5 3400

PHILADELPHIA PA 19107

## Document Receipt

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Trans #	4230	Carrier / service:	USPS Server	First-Class Mail®	12/1/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000042281

Doc Ref #: 2014ED182

Postage 5.3400

HARRISBURG PA 17105

## Document Receipt

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Trans #	4229	Carrier / service:	USPS Server	First-Class Mail®	12/1/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000042274

Doc Ref #: 2014ED182

Postage 5.3400

HARRISBURG PA 17128

182



## Document Receipt

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Trans #	4229	Carrier / service:	USPS Server	First-Class Mail®	12/1/2014 12:00:00 AM
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Ship to

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000042274

Doc Ref #: 2014ED182

Postage 5.3400

HARRISBURG PA 17128

## Document Receipt

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Trans #	4232	Carrier / service:	USPS Server	First-Class Mail®	12/1/2014 12:00:00 AM
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## Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000042304

Doc Ref #: 2014ED182

Postage 5.3400

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	4233	Carrier / service:	USPS Server	First-Class Mail®	12/1/2014 12:00:00 AM
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Ship to:

WASHINGTON MUTAL BANK FA

2273 N. GREEN VALLEY PARKWAY  
SUITE 14

Tracking #: 71901140006000042311

Doc Ref #: 2014ED182

Postage 5.3400

HENDERSON NV 89014

**McCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
123 S. BROAD STREET SUITE 1400  
PHILADELPHIA, PA 19109  
(215) 790-1010



WELLS  
FARGO

NO. 97334

3-50/310

**PAY:** One thousand three hundred fifty and NO/100

DATE 11/25/2014 AMOUNT \$1,350.00

TO THE Sheriff of Columbia County  
ORDER PA  
OF

ESCROW TRUST  
VOID AFTER 90 DAYS



*Margaret Kaiser*

Listing Prop for Sheriff Sale(116-7679) - Kaiser, Andrew

⑈097334⑈ ⑆031000503⑆ 2000012430022⑈